

Real Estate News

Construction Market Shows Spring Activity

Two Large Building Projects Calling for Nearly 1,400 Homes Revealed Last Week; Lumber Advances

Current developments in the Eastern building construction market have an eloquence all their own, as they are revealing themselves to material, equipment and contracting firms seeking them, according to the Dow Service Building Reports.

It is usually in the springtime or in the latter winter days that conspicuous building projects come forth, yet last week there were revealed two gigantic housing projects. One, by a great metropolitan district lumber distributor, involves the simultaneous erection of homes approaching a thousand in number in five different cities within a commuting distance of New York. Another is being projected by a holding firm operating at present as the Garden Land Company, which is to erect 400 dwellings, two stories, frame, of various dimensions, electric lighted and steam heated, in Brooklyn, to represent an expenditure of \$2,500,000.

The activity is not confined alone to habitation building. Institutional buildings—like hospitals, Y. M. C. A. buildings, churches and similar endowed or otherwise privately financed structures—are coming out in fair volume, considering the time of the year, although as late September, 1921, showed that of \$250,000,000 spent for building construction in about thirty states, \$100,000,000 was represented by house building investment. As far as building construction projects in the Metropolitan district are concerned, work coming ahead for winter activity has not shown any disposition to lower the year's high peak of building projection, that above quoted covering September.

Advance in Lumber
This building trend may be considered especially remarkable in view of the fact that lumber during the month of October and November had advanced in wholesale price 30 per cent. Retail prices in many lumber items advanced this week from \$5 to \$10 a thousand feet, yet new projects are continuing to come out, sometimes as frequently as twenty a day.

The Bridge Builders and Structural Society reports through its secretary, George E. Gifford, that during the month of October 97,800 tons of fabricated structural steel had been contracted for throughout the country, equivalent to 54 per cent of the entire capacity of the bridge and structural shops of the country, as against 86,000 tons, or 52 per cent, in September; 89,302 tons, or 53 per cent, for August. In October, 1918, the total was 43 per cent.

In the light of such an unseasonable current as well as prospective demand for basic building materials, the reasons for price stability and advances in some lines may be found in such facts as these:

On November 11 national lumber production was 75,000,000 feet that previous week as against shipments of 83,000,000 feet and orders of \$1,000,000 feet.

On October 1 from 104 brick manufacturing plants reporting there were on hand in the country 205,000,000 bricks, with orders already on the books for 137,644,000,000.

Big Shipments of Cement
Nineteen cement manufacturers in the Eastern states show that on October 31 they had 1,311,000 barrels of cement on hand.

REAL ESTATE—SALE OR RENT
Manhattan
4 ST. and basement, 14 rooms, 9 baths, West 70's, possession 30 days; will be sold at a sacrifice, \$25,000, with \$3,000 cash. Coughlin & Company, Inc., 200 W. 123 st.

Westchester
PONDFIELD CROSSWAYS
Miniature estate with view of Sound for sale or will rent furnished till April 15, 1922, per month. Phone Owner, 1044-J Bronxville, for appointment.

LEASE my home, completely furnished, to live in centrally located, quiet school, church, etc. Phone White Plains 1415.

TO LET FOR BUSINESS PURPOSES
FLOUR MILL, 18x20 feet, 3-story building; 10 H. P. connected, would rent to a shirtwaist or silk manufacturer; located on Philadelphia & Reading Railroad, near South Street, N. J. D 414, Tribune.

APARTMENTS TO LET—FURNISHED
Manhattan
107 ST., 124 WEST (Hotel Nobelton)—Newly decorated and furnished one, two, three outside rooms, bath; elevator, full service, subway; room, bath, \$36 monthly; and up; full hotel service; restaurant.

107 ST., (Columbus av.) (Hotel Colonial)—Newly decorated and furnished one, two, three outside rooms and bath; elevator, full service, subway; room, bath, full hotel service; restaurant.

107 ST., AT MADISON AV. (Hotel Ashton)—Newly decorated and furnished one, two, three outside rooms and bath; elevator, full service, subway; room, bath, \$100 per month up; full hotel service; restaurant.

107 ST., 124 WEST (Broadway)—Sell or rent, artistically furnished, 3 rooms, kitchenette apartment, moderate rental, immediate possession. 10.

Queens
AT JACKSON HEIGHTS—Nicely furnished 6-room apartment, all modern improvements, \$150 a month, Tel. A. Chapin, Newtown, 2391, care of Queensboro Corporation, Elmhurst, L. I.

APARTMENTS TO LET—UNFURNISHED
Queens
1-BEDROOM and bath housekeeping apartment, suitable for couple, 22 minutes from Grand Central, Queensboro Subway, at Jackson Heights. Restrictive community tenant ownership plan. Small initial payment. Balance \$75 monthly. Occupancy Dec. 1st. Phone Debraun, Newtown 2522.

Brooklyn
FLATBUSH, near subway, 4 or 5 rooms, alcove, bath, large balcony, detached house, steam heat, hot water, gas and electricity included. Call Mrs. Vanderhulst 5410.

New Jersey
NEW HOUSES AT \$6,500 UP
at Bogota Heights, built of stucco and frame, steam, parquet floors, electricity, plot 40x100. Michael Bros. & Christian, 100, Maplewood and Palisade ave. Telephone Hackensack 532-R.

REAL ESTATE BROKERS
BUSINESS
Hess PROPERTY INC.

For Real Estate in
GRAND CENTRAL ZONE
Henry Hof
607 2d Ave. Murray Hill 5094-9474

FARMS FOR SALE
New Jersey
FREE FARM CATALOG
Describes equipped farms throughout the state, many in commuting distance, others close to seashore, many dairy and grain farms, the pick of the farming sections of the State. Prices from \$200 to \$100,000. For free copy, NEW JERSEY FARM AGENCY, 16-17 Nassau St., N. Y. C.

from Judge George W. McAdam, of Saratoga County, the plot 80x125, on the north side of 176th Street, 121 feet east of Jerome Avenue, almost at the foot of the subway station. Shaw, Rockwell & Sanford were the brokers.

\$66,407,761 for New Buildings in Queens

Cost of Structures Planned in Last Ten Months; Many Homes To Be Erected

John W. Moore, Superintendent of Buildings of Queens, announces that 1,744 applications were filed for new buildings in the borough for the month of October, estimated to cost \$9,602,150. According to the records on file in the Queensboro Chamber of Commerce, this record is surpassed by only one other month of this year, when 1,820 applications were filed for buildings estimated to cost \$11,151,200.

One of the interesting features in the October building planning is that nearly \$10,000,000 of the total estimate is to be spent almost exclusively for dwelling houses. Not a single plan for a factory was filed in the month, and less than 100 of those filed were for buildings other than dwellings.

Quite a large number of the applications filed were for dwellings in the Woodhaven and the Rockaway sections, which will be connected by the new cross-bay boulevard, showing that real estate owners and developers are anticipating the demand which is expected to follow the opening of this important highway.

In the Long Island City section the erection of a number of moderate priced apartment houses has been started, as well as large blocks of two, four and six-family houses. In the Jamaica, Queens and Flushing sections the greater part of the activity is confined to single family houses ranging in price from \$8,000 to \$25,000. At Jackson Heights, the model apartment house development, a number of large apartments, including the elevator type—something new for that section—are under construction.

Alfred H. Wagg Becomes President of Florida Bank
Alfred H. Wagg, vice-president of the M. J. M. Bank, has been elected president of the newly organized American National Bank, of West Palm Beach, Fla. Mr. Wagg is sales manager of Kelsey City, a development near West Palm Beach. He has been spending the winters in Florida.

Deal for Ayres Estate Realty
M. M. Hayward & Co. negotiated the sale for the estate of A. Crittenden Ayres of 35 and 357 Eighth Avenue and 302 West Twenty-eighth Street.

Nation-Wide Listing and Contract System Is Urged

Effects Efficiency by Wider Field of Co-operation and Reduces Costly Competition

Arrangements for a nation-wide effort to develop the exclusive contract and multiple listing system of effecting transfers of real estate were made by the executive committee of the National Association of Real Estate Boards at its meeting last week in Des Moines, Iowa.

The exclusive contract and multiple listing system, said to be working successfully in many cities, necessitates an agreement whereby property offered for sale is listed with every member of the local realtor board, it was explained. When a sale is made the commission is split between the dealer through whom the property is listed and the one who finds a purchaser. When the man through whom the land is listed makes the sale he takes the whole of the commission.

Advantages claimed for the plan were that it introduces effective co-operation in the place of wasteful competition and tends to systematize selling operations and reduce cost.

Elmhurst Lots Owned Many Years To Be Sold by Estate
Realty in Elmhurst, Queens, owned by the Innes estate for sixty-five years, will be sold at auction on the premises on Saturday next by the Jere Johnson Jr. Company. The property comprises the new cross-bay boulevard, showing that real estate owners and developers are anticipating the demand which is expected to follow the opening of this important highway.

Pelhamwood Buyers to Build
Burke Stone, Inc., sold for Andrew and Victor Mellow a plot on Fraser Street, Pelhamwood, to George C. Ruppert. Mr. Ruppert expects to build at once. The same broker sold for S. M. Reid a plot on Fraser Street to George

Rare vintage Tea—The flavor of GOLD LABEL

"SALADA" TEA

is absolutely unique. The "pluck" of this leaf is very limited and seldom used. If you would enjoy the exquisite bouquet of the choicest tea—try GOLD LABEL SALADA—\$1.00 a pound.

W. Repetti, who intends to build, and for Fred Mager part of his property on Third Street, near the Mount Vernon line, to Francis E. Claffone; also for George F. Langdon his corner property at Maple and Poplar avenues, in Chester Park, to Eugene S. Clark.

New Jersey Plots Purchased To Be Improved With Homes

The vacant plot at 454 to 458 Hawthorne Avenue, 75x100, Newark, N. J., has been sold by Charles Selva Company, Abram Leff and Abram Wiseman, who plan to erect a three-family house on the site. Feist & Feist, the brokers, also announce the sale of the northeast corner of South Orange Avenue and Stanley Road, South Orange, for Kelly & McLaughlin to Harry Cohen. The site, 157x125, will be improved with four bungalows.

Advertising Concern to Erect Home on Large Newark Plot

The United Advertising Corporation has bought the building at 257 to 263 Elizabeth Avenue and 212 to 222 John Avenue, with a frontage of 150 feet on Elizabeth Avenue and 110 feet on John Avenue, Newark, from John H. Ledgerwood. The advertising concern plans to erect a two-story building on the site for its various departments. Louis Schlesinger, Inc., negotiated the deal.

Staten Island Garage Much Sold

Carl F. Grieshaber resold the garage on Belmont Place, St. George, S. I., formerly part of the property of the Schmidt estate, to Dr. L. A. Lamotte, through Moffatt & Schwab. This is the third time the property has changed hands within four months.

Invests in Newark Flat

The Madison, a six-family apartment at 66 Ridgewood Avenue, Newark, 48x79, has been sold by the Union Building Company to Frederick Disch, of Jersey City, through Louis Schlesinger, Inc.

Sutton Place Once Site Of Liquor Storehouse

Part of Smith's Folly, Country Place of First Surveyor of Port; Garage for Property

In the Sutton Place neighborhood, and on the exact site where in post-Revolutionary days was housed the finest private collection of rum, whisky, brandy and wines known in New York State, Donald MacDonald & Co., engineers and contractors, are building for M. Thompson & Co. a concrete garage, 200 feet on Avenue A and extending west 112 feet on Sixty-sixth and Sixty-first streets.

The property on which the garage will stand originally held the storehouse of Colonel William Stephens Smith, first Surveyor of the Port of New York and first secretary of the United States Legation in London. Smith used the place as a "country estate," and his house was referred to as "Smith's Folly," because it was then four and a half miles from the city. Smith built a storehouse there for the liquors which came to him in the form of presents from ship owners.

Flint's Fine Furniture

The "festive board"
loses nothing in the festivity of the family meal if it be of "good, sturdy stock"—properly made and beautiful in its design.

FINE QUALITY
DEPENDABLE FURNITURE
is worthily made and priced well within reason.

Flint & Horner Co. Inc.
20-26 West 36th St.
"Conveniently near Fifth Avenue"

A Danger Signal—Tender and Bleeding Gums

Healthy teeth cannot live in diseased tissue. Gums tainted with Pyorrhea are dangerously diseased. For not only the teeth are affected, but Pyorrhea germs seep into the body, lower its vitality and cause many ills.

Pyorrhea begins with tender and bleeding gums. Then the gums recede, the teeth decay, loosen and fall out, or must be extracted to rid the system of the poisonous germs that breed in pockets about them.

Four out of five people over forty have this disease. But you need not have it. Visit your dentist often for tooth and gum inspection. And keep Pyorrhea away by using Forhan's For the Gums.

Forhan's For the Gums will prevent Pyorrhea—or check its progress—if used in time and used consistently. Ordinary dentifrices cannot do this. Forhan's keeps the gums hard and healthy, the teeth white and clean. If you have tender or bleeding gums, start using it today.

Brush Your Teeth With Forhan's—How to Use It

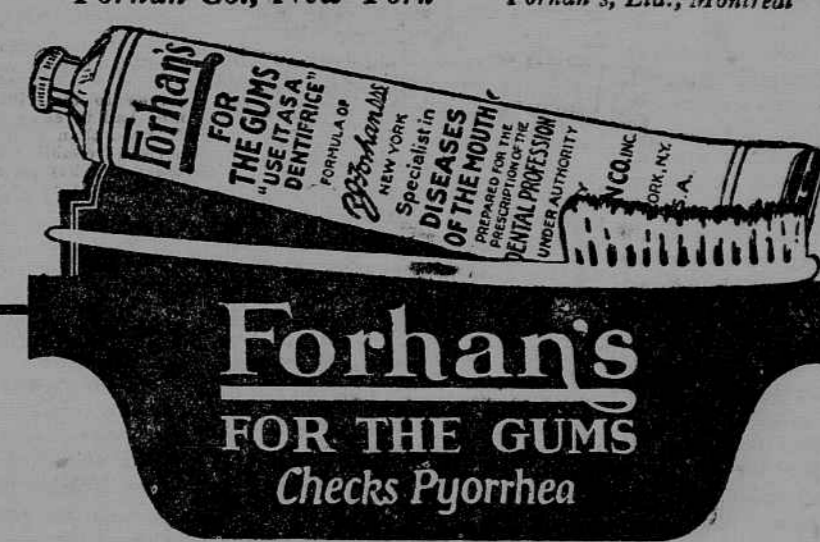
Use it twice daily, year in and year out. Wet your brush in cold water, place a half-inch of the refreshing, healing paste on it, then brush your teeth up and down. Use a rolling motion to clean the crevices. Brush the grinding and back surfaces of the teeth. Massage your gums with your Forhan-coated brush—gently at first until the gums harden, then more vigorously. If the gums are very tender, massage with the finger, instead of the brush. If gum shrinkage has already set in, use Forhan's according to directions, and consult a dentist immediately for special treatment.

35c and 60c. All druggists.

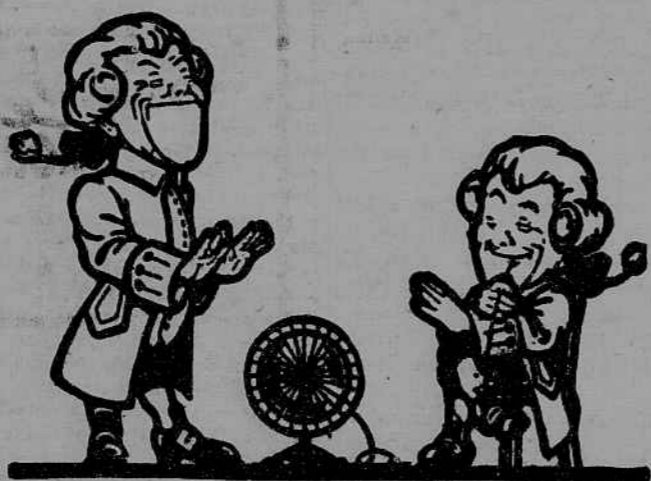
Formula of R. J. Forhan, D. D. S.

Forhan Co., New York

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Electric heat, like electric light, is instantaneously available, wherever electric service is used. It makes a delightful warmth in the bath room, nursery, sick room, or any room of the house—or sitting at one's desk in the office

For removing the chill of frosty mornings or cool evenings, an electric heater gives a service in heat, equal to that of the electric lamp in illumination

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The cost of the electric current is a little over a cent for each quarter-hour of use—and at the same rate for longer use and the heater may be easily moved from room to room

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bet B'way & 6th Ave
bet Lexington & 3rd Aves
15 East 125th St near 5th Ave
362 East 149th St near Courtlandt Ave
555 Tremont Ave corner Monterey Ave
Night and Emergency Call: Watkins 3000

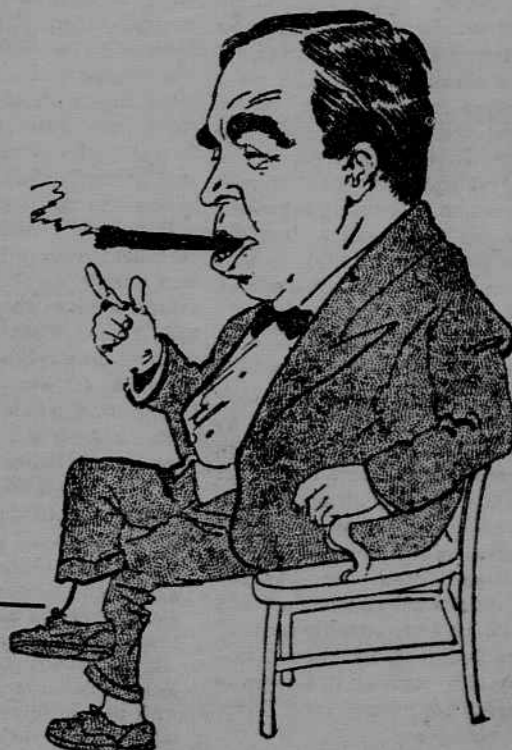
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